

18-0007-1C

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED FOR RECORD  
SHELBY COUNTY, TEXAS  
FEB 22 2018 11:55 AM

1. *Property to Be Sold.* The property to be sold is described as follows: SEE EXHIBIT A  
2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/28/2012 and recorded in Document 2012002808 real property records of Shelby County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:  
Date: 04/03/2018  
Time: 01:00 PM  
Place: Shelby County Courthouse, Texas, at the following location: THE AREA WITHIN A RADIUS OF 100 FEET OF THE SOUTHEASTERN DOOR OF THE HOUSE PROVIDED FOR THE HOLDING OF THE DISTRICT COURT IN THE CITY OF CENTER, IN SHELBY COUNTY, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Tenure of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any; provided for under the deed of trust.


5. *Obligations Secured.* The Deed of Trust executed by MARY WILLIAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$144,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* FINANCE OF AMERICA REVERSE LLC obtained a Order from the 123rd District Court of Shelby County on 01/26/2018 under Cause No. 17CV34176. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR DAVID SIMS, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Mickliff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON,  
SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE  
HUBBARD OR DAVID SIMS  
c/o AVT Title Services, LLC  
1101 Ridge Rd, Suite 222  
Rockwall, TX 75087

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Shelby County Clerk and caused it to be posted at the location directed by the Shelby County Commissioners Court.

WILLIAMS  
Land Number: 211104489  
Case Number: 512-202111-591

## EXHIBIT "A"

BEING 1.5013 ACRES OF LAND SITUATED IN THE JOHN L. WOOD SURVEY, ABSTRACT 808, SHELBY COUNTY, TEXAS, AND BEING THE SAME CALLED 0.75 OF AN ACRE TRACTS DESCRIBED AS "FIRST TRACT" AND "SECOND TRACT" IN A WARRANTY DEED FROM ELAINE W. SMITH WARBROUGH AND HUSBAND, JOSEPH WARBROUGH, DATED FEBRUARY 19, 2006, AND RECORDED IN VOLUME 1091, PAGE 425, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, SAID 1.5013 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID CALLED 0.75 OF AN ACRE TRACT DESCRIBED AS "FIRST TRACT" IN COUNTY ROAD 4489, AND BEING THE SOUTHEASTERLY CORNER OF ANOTHER CALLED 0.75 OF AN ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S CHEN FROM DAVID G. FALLIN AND WIFE, DANA L. FALLIN, TO SERAH MIRANDA AND WIFE, EVELA ADILES, DATED DECEMBER 7, 2006, AND RECORDED IN VOLUME 1088, PAGE 933, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR WITNESS BEARS S 65°31'49" W/21.25 FEET;

THENCE S 25°49'36" E, WITH THE EASTEADLY LINE OF SAID "FIRST TRACT" (BASIS OF HEARING ORIENTATION) AND A LINE IN SAID COUNTY ROAD 4489, PASSING AT A DISTANCE OF 163.42 FEET THE SOUTHEASTERLY CORNER OF SAID "FIRST TRACT" AND THE NORTHEASTERLY CORNER OF SAID "SECOND TRACT", FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR WITNESS BEARS S 65°50'47" W/21.27 FEET, AND CONTINUING WITH THE EASTEADLY LINE OF SAID "SECOND TRACT" FOR A TOTAL DISTANCE OF 326.91 FEET TO THE SOUTHEASTERLY CORNER OF SAID "SECOND TRACT" FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND BEARS S 65°55'08" W/30.15 FEET;

THENCE S 65°55'08" W, WITH THE SOUTHERLY LINE OF SAID "SECOND TRACT" (CALLED S 65°51'48" W), A DISTANCE OF 202.21 FEET (CALLED 200.08 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID "SECOND TRACT";

THENCE N 25°38'57" W, WITH THE WESTERLY LINE OF SAID "SECOND TRACT" (CALLED N 25°39'36" W), A DISTANCE OF 163.23 FEET (CALLED 163.41 FEET) TO A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE NORTHWESTERLY CORNER OF SAID "SECOND TRACT" AND THE SOUTHWESTERLY CORNER OF SAID "FIRST TRACT";

THENCE N 25°43'12" W, WITH THE WESTERLY LINE OF SAID "FIRST TRACT" (CALLED N 25°40'36" W), A DISTANCE OF 163.48 FEET (CALLED 163.41 FEET) TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID "FIRST TRACT" AND BEING THE SOUTHWESTERLY CORNER OF THE MIRANDA CALLED 0.75 OF AN ACRE TRACT FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE NORTHWESTERLY CORNER OF SAID MIRANDA CALLED 0.75 OF AN ACRE TRACT BEARS N 25°37'23" W/163.30 FEET;

THENCE N 65°51'49" E, WITH THE NORTHERLY LINE OF SAID "FIRST TRACT" (CALLED N 65°51'46" E) AND THE SOUTHERLY LINE OF SAID MIRANDA CALLED 0.75 OF AN ACRE TRACT, A DISTANCE OF 200.76 FEET (CALLED 200.08 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.5013 ACRES OF LAND WITHIN THESE CALLS.

BEARING ORIENTATION BASED ON THE EASTEADLY LINES OF THE CALLED 0.75 OF AN ACRE TRACTS HAVING A BEARING OF S 25°49'36" E, AS DESCRIBED ABOVE, AND RECORDED IN VOLUME 1041, PAGE 424, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS.

GVN3E0201M0K (01/10)

